



NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE (DNS)

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION: February 8, 2016

LAND USE NUMBER: LUA16-000078, ECF, PP

PROJECT NAME: Renton 14 Preliminary Plat

PROJECT DESCRIPTION: The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an existing 210,594 square foot (4.83 acre) project site into 15 lots and 3 tracts (Tract A is a stormwater detention tract, Tract B is a secondary emergency access tract, and Tract C contains a cellular tower and associated facilities). The project site is located within the Residential-4 (R-4) zoning designation. The proposed lots range in area from 8,228 square feet to 15,286 square feet. An existing single family residence is proposed to remain on Lot 2. Access to the proposed lots is proposed via a new public street extension off of NE 3rd Court, which terminates in a hammerhead turnaround. A secondary emergency access road (Tract B) would provide secondary access to NE 4th Street in the event of an emergency. No critical areas are mapped on the project site.

PROJECT LOCATION: 6201 & 6207 NE 4th St

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE: As the Lead Agency, the City of Renton has determined that significant environmental impacts are unlikely to result from the proposed project. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is using the Optional DNS process to give notice that a DNS is likely to be issued. Comment periods for the project and the proposed DNS are integrated into a single comment period. There will be no comment period following the issuance of the Threshold Determination of Non-Significance-Mitigated (DNS). This may be the only opportunity to comment on the environmental impacts of the proposal. A 14-day appeal period will follow the issuance of the DNS.

PERMIT APPLICATION DATE: February 4, 2016

NOTICE OF COMPLETE APPLICATION: February 8, 2016

APPLICANT/PROJECT CONTACT PERSON: Darrell Offe/ Offee Engineer's/ 13932 SE 159th Pl/ Renton, WA 98058/ 425-260-3412/ darrell.offe@comcast.net

Permits/Review Requested: Environmental (SEPA) Review, Preliminary Plat

Other Permits which may be required: Building Permit, Construction Permit

Requested Studies: Geotechnical Report

Location where application may be reviewed: Department of Community & Economic Development (CED) – Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA 98057

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED – Planning Division, 1055 So. Grady Way, Renton, WA 98057.

Name/File No.: Renton 14 Preliminary Plat LUA16-000078, ECF, PP

NAME: _____

MAILING ADDRESS: _____ City/State/Zip: _____

TELEPHONE NO.: _____

PUBLIC HEARING:	Public hearing is tentatively scheduled for April 19, 2016 before the Renton Hearing Examiner in Renton Council Chambers at 11:00 am on the 7th floor of Renton City Hall located at 1055 South Grady Way.
CONSISTENCY OVERVIEW:	
Zoning/Land Use:	The subject site is designated COMP-RLD on the City of Renton Comprehensive Land Use Map and R-4 on the City’s Zoning Map.
Environmental Documents that Evaluate the Proposed Project:	Environmental (SEPA) Checklist
Development Regulations Used For Project Mitigation:	The project will be subject to the City’s SEPA ordinance, RMC 4-2-110A, 4-2-115, 4-4-070, 4-4-130 4-6-060 and other applicable codes and regulations as appropriate.
Proposed Mitigation Measures:	None currently proposed.

Comments on the above application must be submitted in writing to Jill Ding, Senior Planner, CED – Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on February 22, 2016. This matter is also tentatively scheduled for a public hearing on April 19, 2016, at 11:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-6578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

CONTACT PERSON: Jill Ding, Senior Planner; Tel: (425) 430-6598; Eml: jding@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

